

# For Sublease

7400 & 7440 Wilson Avenue  
Delta, BC

Opportunity to sublease 12,898 sf and 45,209 sf  
manufacturing buildings located in Tilbury



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# OPTION 1 - 7400 WILSON AVENUE

7400 - 7440 Wilson Avenue  
Delta, BC



## Property details

### ADDRESS

7400 Wilson Avenue, Delta, BC

### AVAILABLE BUILDING AREA

Warehouse	32,675 sf
Rear mezzanine	1,802 sf
Office	10,732 sf
<b>Total</b>	<b>45,209 sf</b>

*\*All measurements and the site plan are to be verified by the subtenant.*

### LOT SIZE

1.96 acres

### ZONING

I2 - Medium Impact Industrial

### SUBLEASE EXPIRY

May 20, 2029

### SUBLEASE RATE

Please contact listing agents

### HEADLEASE RATE

\$18.50 psf, net

### AVAILABLE









October 2026

## Opportunity

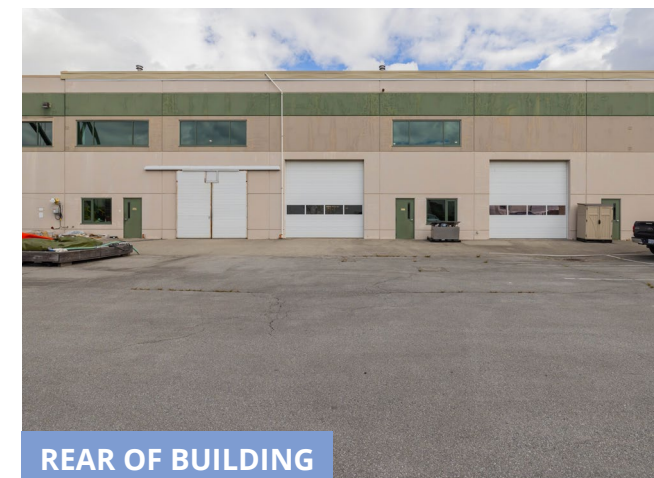
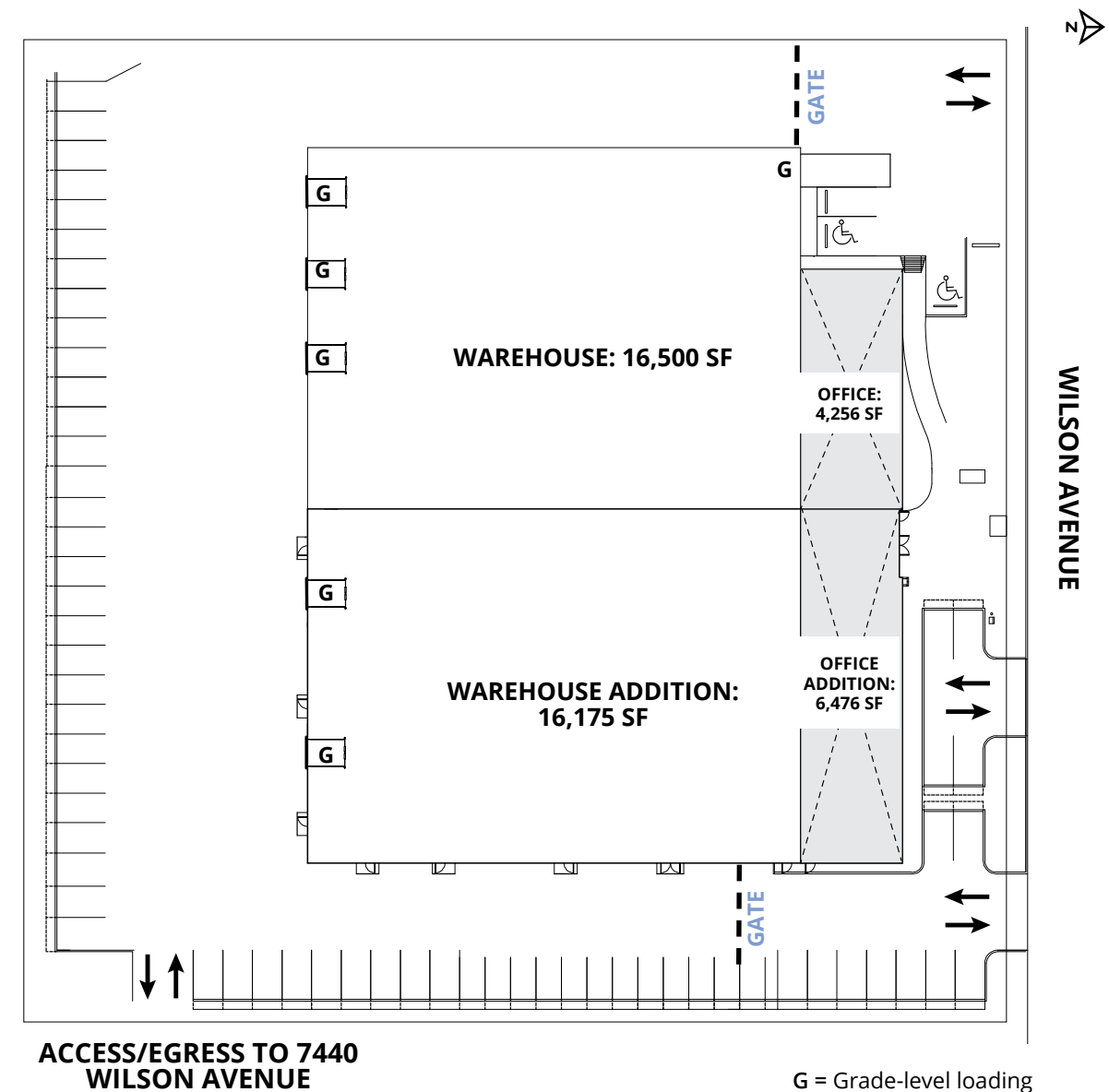
Avison Young is pleased to offer for sublease or headlease a concrete tilt-up manufacturing facility totaling 45,209 sf on 1.96 acres in Delta's highly sought-after Tilbury industrial area. The property features functional office and mezzanine space, flexible I-2 zoning, six (6) grade-level loading doors, a fenced and gated yard, and designated parking, making it well suited for a wide range of industrial users.

Strategically located on Wilson Avenue, the property offers exceptional access to Metro Vancouver's major transportation corridors and port network. For users requiring additional space, the opportunity may be combined with the neighbouring property at 7440 Wilson Avenue, adding 12,898 sf of warehouse space for a combined total of 58,107 sf.

## Property features

-  22' clear ceiling height
-  Six (6) grade-level loading doors
-  Two-story office space
-  Gated and secure fenced yard area
-  600-amp, 3 phase power supply
-  Concrete tilt-up construction
-  1 ton crane with 1000 lbs jib, 500 lbs jib, and 300 lbs mezzanine jib
-  Fifty-five (55) reserved parking stalls

## Building plan



REAR OF BUILDING



FRONT OF BUILDING

# OPTION 2 - 7440 WILSON AVENUE

7400 - 7440 Wilson Avenue  
Delta, BC



## Property details

**ADDRESS**  
7440 Wilson Avenue, Delta, BC

### AVAILABLE WAREHOUSE AREA

North warehouse	7,448 sf
South warehouse	5,450 sf
<b>Total</b>	<b>12,898 sf</b>

*\*All measurements and the site plan are to be verified by the subtenant.*

### LOT SIZE

0.96 acres

### ZONING

I2 - Medium Impact Industrial

### SUBLEASE EXPIRY

May 20, 2029

### SUBLEASE RATE

Please contact listing agents

### HEADLEASE RATE

\$18.50 psf, net

### AVAILABLE










October 2026

## Opportunity

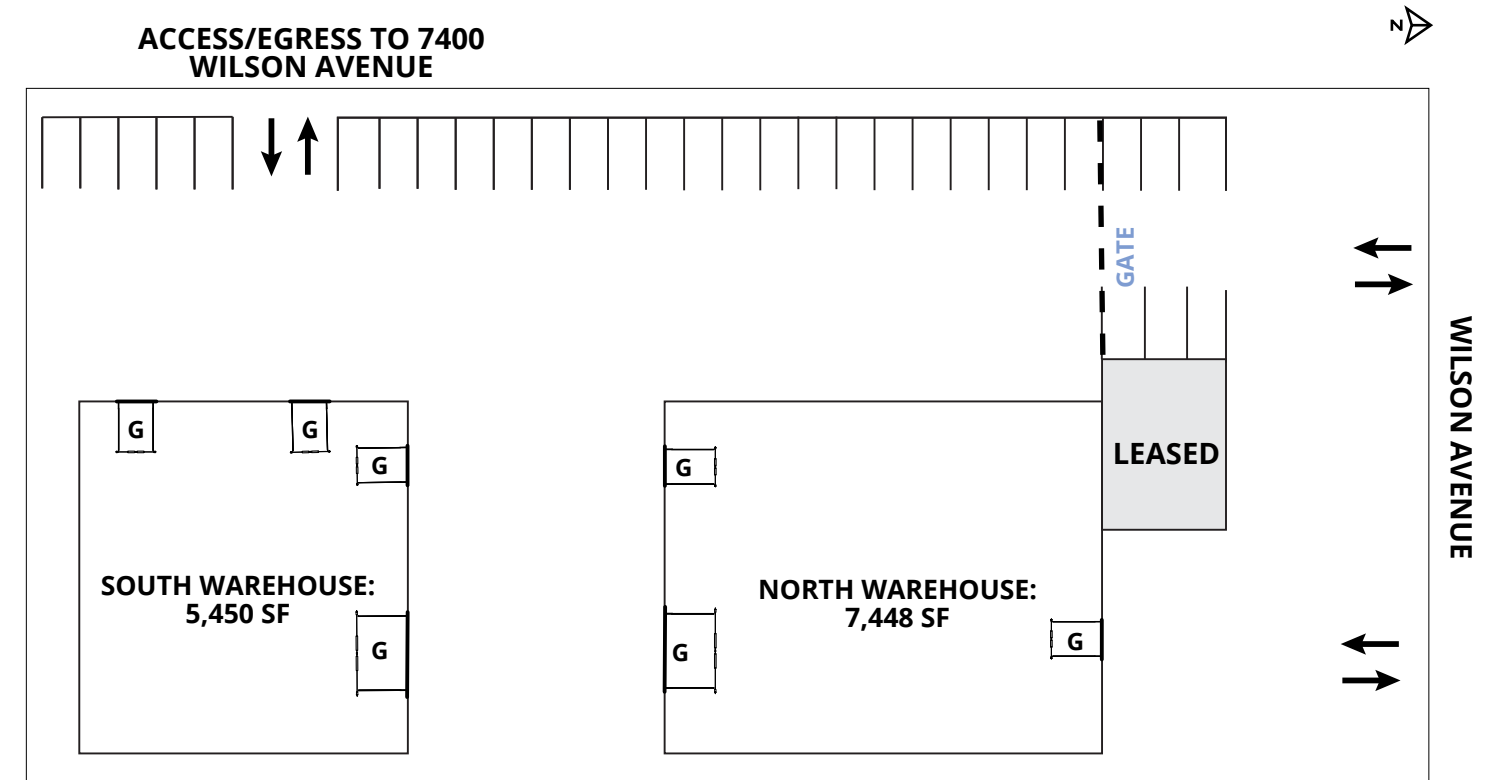
Avison Young is pleased to offer for sublease or headlease a manufacturing facility totaling 12,898 sf on 0.96 acres in Delta's highly sought-after Tilbury industrial area. The property features seven (7) oversized grade-level loading doors, a fenced and gated yard, and designated parking, making it well suited for a wide range of industrial users.

Strategically located on Wilson Avenue, the property offers exceptional access to Metro Vancouver's major transportation corridors and port network. The opportunity may also be combined with the neighbouring property at 7400 Wilson Avenue, providing an additional 45,209 sf of warehouse and office space for a combined total of 58,107 sf.

## Property features

-  24' clear ceiling height
-  Seven (7) grade-level loading doors, including two (2) 16' x 16' oversized bays and five (5) 12' x 14' bays
-  Gated and secure fenced yard area
-  Office area is leased by the owner of the property
-  400-amps, 3 phase power supply
-  5 ton crane, six 1 ton jibs, and 0.5 ton crane
-  Two (2) separate warehouse buildings
-  Metal-clad building design
-  Thirty-one (31) reserved parking stalls

## Building plan



G = Grade-level loading



FRONT OF BUILDING



AERIAL OF BUILDING



## Location

Located in the heart of Tilbury, one of Metro Vancouver's premier industrial and logistics hubs, 7400 & 7440 Wilson Avenue offer exceptional connectivity for businesses requiring efficient regional and international distribution.

The property benefits from immediate access to Highway 17 (South Fraser Perimeter Road), Highway 99, Highway 91, Deltaport, the Canada-U.S. border, Tsawwassen Ferry Terminal, and Vancouver International Airport, providing seamless connections throughout the Lower Mainland and beyond.

Surrounded by a strong network of established industrial users, Tilbury continues to be one of the region's most sought-after industrial markets, recognized for its strategic location, robust infrastructure, and access to a skilled labour force.

## Drive times

Highway 17 (SFPR)	4 minutes
Highway 99	7 minutes
Highway 91	8 minutes
Highway 17A	10 minutes
Fraser Surrey Docks	16 minutes
Highway 1	22 minutes
Port Mann Bridge	24 minutes

## Amenities



### SHOPPING & SERVICES

1. Esso Gas Station
2. Cascades Casino
3. Planet Ice
4. Smart Stop Convenience
5. Pure + Happy Living Grocery
6. EuroFood Delta
7. Real Canadian Superstore
8. Safeway



### RESTAURANTS

1. Four Winds Brewing
2. Mr. Tube Steak
3. Divine Sandwich
4. Hadi's Restaurant
5. Tilbury Shop Donair
6. RiverHouse Restaurant & Pub
7. Ramie's Greek Restaurant
8. Match Eatery & Public House
9. Subway
10. Maltina's Pizza Kitchen
11. Quiznos
12. Barnside Brewing Co





## Contact for more information

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